

1 BILL NO. R-83-05-19

2 DECLARATORY RESOLUTION NO. 37-83

3 A DECLARATORY RESOLUTION designating  
4 an "Urban Development Area" under  
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated  
6 May 6, 1983, to have the following described property designated  
7 and declared an "Urban Development Area" under Division 6, Art-  
8 icle II, Chapter 2 of the Municipal Code of the City of Fort Wayne,  
9 Indiana of 1974, as amended, and I.C. 6-1.1-12.1, to-wit:

10 Easterly part of Lot in Merchandise Place  
11 Addition to the City of Fort Wayne as  
12 bounded in red on a copy of the plat of  
the addition attached hereto;

13 said property more commonly known as Distribution Drive (Street  
14 number yet to be determined); and

15 WHEREAS, it appears that said petition should be pro-  
16 cessed to final determination in accordance with the provisions  
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL  
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Sec-  
21 tion 2 below, the property hereinabove described is hereby de-  
22 signated and declared an "Urban Development Area" under I.C.  
23 6-1.1-12.1.

24 (a) An affirmative ("Do Pass") recommendation by the  
25 Fort Wayne Redevelopment Commission, after due  
26 hearing, analysis and study in accordance with  
27 the provision of Division 6, Article II, Chapter 2  
28 of the Municipal Code of the City of Fort Wayne,  
29 Indiana of 1974, as amended; and

30 (b) Final confirmation hereof by due passage upon the  
31 final vote hereon.

32 SECTION 2. That this Resolution shall be in full force



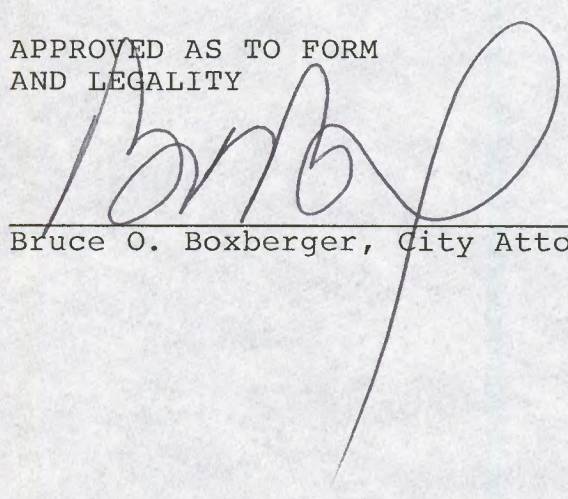
Page Two

force and effect from and after its passage and any and all necessary approval by the Mayor.



Councilmember

APPROVED AS TO FORM  
AND LEGALITY



Bruce O. Boxberger, City Attorney

FOX RIVER BOND  
25% COTTON



*Read the first time in full and on motion by* Stier  
seconded by Stier, and duly adopted, read the second time  
by title and referred to the Committee Regulation (and the City  
Plan Commission for recommendation) and Public Hearing to be held after  
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,  
Indiana, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.  
DATE: 5-24-83 Sandra E. Kennedy  
CITY CLERK

Read the third time in full and on motion by Stier  
seconded by Stier, and duly adopted, placed on its  
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 6-28-83 Sandra E. Kennedy  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~)  
(~~APPROPRIATION~~) ORDINANCE (RESOLUTION) NO. R-37-83  
on the 28th day of June, 1983.

ATTEST: (SEAL)  
Sandra E. Kennedy Ray A. E. Clark  
CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 29th day of June, 1983, at the hour of  
11:30 o'clock 7 M., E.S.T.  
Sandra E. Kennedy  
CITY CLERK

Approved and signed by me this 30th day of June  
1983, at the hour of 4 o'clock P M., E.S.T.  
Win Moses, Jr.  
WIN MOSES, JR. - MAYOR



NO. 35

May 6 1923

RECEIVED FROM Larry Sherk

Fifty & 00 DOLLARS

Gift statement

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ 0.00 N. Eschoff

"THE EFFICIENCY LINE" AN AMPAD PRODUCT



APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property \_\_\_\_\_  
Distribution Drive (Street number  
yet to be determined)  
  
Street Boundaries (if applicable)  
N/A
2. Legal Description of Property  
Easterly part of Lot in Merchandise  
Place Addition to the City of  
Fort Wayne as bounded in red on  
a copy of the plat of the addition  
attached hereto
3. Township Washington
4. Taxing District Washington-City
5. Current Zoning District M-2
6. Variance Grant (if any) None
7. Owner(s)  
Michael W. Black  
Larry R. Shirk
8. Address of Owner(s)  
5415 Distribution Drive  
Fort Wayne, Indiana 46825
9. Telephone Number  
482-3671
10. Agent of Owner (if any)  
Donald B. Steininger
11. Address 1812 Fort Wayne  
Bank Bldg., Fort Wayne, IN  
46802
12. Telephone Number  
424-7585
13. Relationship of Agent to  
Owner Attorney
14. Instrument Number of  
Commitments or Covenants  
Enforceable by City (if  
any)
15. Current Use of Property  
(a) How is property presently used? Currently undeveloped  
commercial property  
(b) What structure(s) (if any) are on the property? none  
(c) What is the condition of this structure/these structures?  
N/A
16. Current Assessment on Land and Improvements  
(a) What is the amount of latest assessment? \$4,320.00  
(b) What is the amount of total property taxes paid the immediate  
past year? (indicate amount of land assessment and assessment  
on improvements) \$315.22 - Land Only



17. Description of Project A 6,000 square foot warehouse and office combination building is to be built on the proposed site which will be used for wholesale distribution of fasteners (screws, nuts, bolts).
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? June 1, 1983
- (b) When is completion expected? October 1, 1983
19. Cost of project (not including land cost) \$150,000
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? 13
- (b) What kind of work will employees be engaged in? Wholesale distribution, sales, warehousing, packaging.
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? 7
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Merchandise Place addition was platted 18 years ago and while initial growth was good, there has been virtually no development in the last ten years. There is little explanation for the cessation of growth other than the relatively small lot size and poor economic outlook.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? Absolutely - This land was developed with all utilities, streets, and arteries designed to handle an industrial park which has never fully developed.
- (b) Will the project improve or replace a deteriorated or obsolete structure? No



(c) Will the project preserve a historically or architecturally significant structure? no

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Stability - Yes

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

           Yes       X       No

25. Financing on Project

What is the status of financing connected with the project?  
Application has been made to the Community Development  
Corporation of Fort Wayne Revolving Loan Fund for 45% of the  
project cost. Peoples Trust Bank has issued commitment to  
finance 45% if the application is accepted.

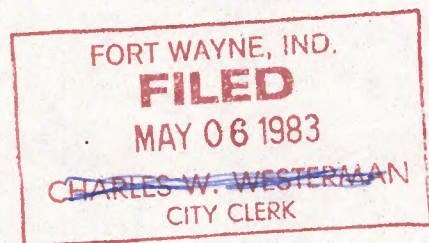
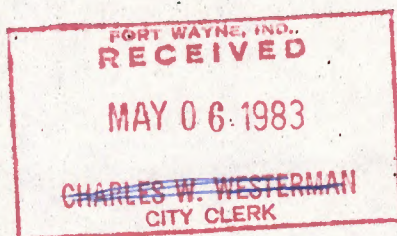
I hereby certify that the information and representations on this Application are true and complete.

Signature(s) of Owner(s)

Michael W. Black  
MICHAEL W. BLACK

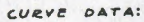
Larry R. Shirk  
LARRY R. SHIRK

May 5, 1983  
Date





24 FEB  
 ALLAN COUNTY RECORD  
 1900 FEB 4 PM 3 34



$\Delta = 71^{\circ}40'$   
 $D = 16^{\circ}40'$   
 $T = 248.5$   
 $L = 430$   
 $R = 343.77$

$\Delta = 95^{\circ} 07'$   
 $D = 11^{\circ} 58'$   
 $T = 250$   
 $L = 460.3$   
 $R = 678.79$

$\Delta = 45^{\circ}42'$   
 $B = 11^{\circ}14'$   
 $T = 215.0$   
 $L = 406.8$   
 $R = 510.05$

$\Delta = 67.32$   
 $D = 29.30$   
 $T = 135.0$   
 $L = 233.7$   
 $C = 194.32$

$\Delta = 31^{\circ}44'$   
 $D = 12^{\circ}55'$   
 $T = 125.9$   
 $L = 245.7$

Δ. 27'18"  
 Ο. 0'39"  
 Υ. 15°  
 L. 32.0

Low SRC  
 A = 67.93  
 D = 8.00  
 T = 479.12  
 L = 044.45  
 E = 195.97

PR 120 9  
A. 220 04  
D. 0 12  
T. 30743

Storm Drain Easement Revision  
09 of 11 May 1966 East

I, the undersigned, Carl A. Hofer, LAND SURVEYOR, registered N° 10081 in the State of Indiana, hereby certify that the plat heron shown of Merchandise Place, presents accurately the form & dimensions of all Lots, streets & easements, & that said plat lies wholly within the land described.

Carl A. Hoyer

Approved,  
Oct 25, 1945

Angel L. Pico - v.p.  
Wm. C. L. Pico -

City Plan Commission

Healdt Creek  
Allen County Surveyor

Approved \_\_\_\_\_

Robert W. Dahman  
Guest

Boards of Public Works

Approved. May 19, 1965

John R. Britman  
Fred W. Meyer.

Board of Commissioners  
Altoona, Pa.

THE UNIVERSITY OF CHICAGO

W. A. R. 1900

10-24

5-56



HOLD

BILL NO. R-83-05-19

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN  
~~ORDINANCE~~ DECLARATORY RESOLUTION designating an "Urban Development  
Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

Jan Stier  
Janet G. Bradbury  
Victure Scruggs  
Mark E. GiQuinta  
Roy Schomburg

Concurred in 6-28-83

Sandra

E. Kennedy



DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-83-05-19

DEPARTMENT REQUESTING ORDINANCE City Clerk's Office

SYNOPSIS OF ORDINANCE A Declaratory Resolution desiganting an "Urban  
Development Area" under I.C. 6-1.1-12.1.

Easterly part of lot in Merchandise Place Addition to the City of Fort  
Wayne as bounded in ren on a copy of the plat of the addition attached  
hereto.

EFFECT OF PASSAGE A 6,000 square foot warehouse and office combination  
building is to be built on the proposed site which will be used for  
wholesale distribution of fasteners (screws, nuts, bolts). Seven (7)  
13 jobs created.

EFFECT OF NON-PASSAGE Will not utilize the land that was developed  
with all utilities, streets, and arteries designed to handle an in-  
dustrial part which has never fully developed.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$150,00 (not including  
land cost)

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**

DATE: June 14, 1983  
TO: Councilman James S. Stier, Council  
Committee on Regulations  
FROM: Gary E. Wasson, Executive Director  
SUBJECT: Tax Abatement - Michael W. Black and  
Larry R. Shirk  
Portion of Lot "J" in Merchandise  
Park Addition

On May 24, 1983, a Declaratory Resolution, Bill No. R-83-05-19 was introduced in City Council requesting designation of the property located at Easterly part of Lot "J" in Merchandise Park Addition as an "Urban Development Area" for purposes of tax abatement.

The Fort Wayne Redevelopment Commission conducted the Public Hearing on June 13, 1983. No one spoke in opposition to the abatement request.

The Redevelopment staff visited the site and found that Maumee Industries presently lease a building on Distribution Drive containing approximately 5000 square feet and desire to expand their office and warehouse space. A new building will be erected in the Merchandise Place Addition, an industrial area. The Addition has been in existence approximately 18 years but there has been a cessation of growth during the past 10 years.

Following the completion of the new warehouse office area, it is expected there will be an increase in employment of seven (7) persons, mostly in office and sales positions.

The Commission feels that the area will qualify for tax abatement under the statute I.C. 6-1.1-12.1-1 as follows:

The term "urban development area" also includes any area where a facility or a group of facilities technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment or tax revenues.

Attached is a copy of the Resolution of the Redevelopment Commission recommending a "Do Pass" request for tax abatement Bill No. R 83-05-19.

If you have any questions, please call me.

GEW/jw  
Attachments  
cc:  Sandy Kennedy  
City Clerk



RESOLUTION NO. 83-20

RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,  
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE  
COMMON COUNCIL OF THE CITY OF FORT WAYNE ADOPTION  
OF THE DECLARATORY RESOLUTION DESIGNATING A  
PARCEL OF REAL ESTATE AS AN URBAN DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on June 13, 1983, at 7:30 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and



WHEREAS, said public hearing was held on June 13, 1983, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, or lies within an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline



in employment and tax revenues, to wit:

Easterly part of Lot J in  
Merchandise Place Addition  
to the City of Fort Wayne  
(Key No. 80-3379-0010)  
said property more commonly  
known as Distribution Drive  
(street number yet to be  
determined)

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne  
Redevelopment Commission, Governing Body of the City of  
Fort Wayne, Department of Redevelopment, does hereby find  
and recommends designation of the above-described parcel  
of real estate in the City of Fort Wayne, Indiana, as an  
"urban development area" for purposes of I.C. 6-1-12.1,  
Sections 2 and 3 as enacted by the General Assembly of  
the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares  
that the above-described parcel of real estate lies within  
a geographic area within the corporate limits of the City  
of Fort Wayne, which is undesirable for, or impossible  
of, normal development and occupancy because of a lack  
of development, cessation of growth, deterioration of improvements  
or character of occupancy, age obsolescence, substandard  
buildings or other factors which have impaired values or  
prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described  
parcel of real estate and the proposed use of the parcel  
for redevelopment or rehabilitation are in furtherance  
of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban  
development area" shall be effective only:



- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) if said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation on real estate

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.

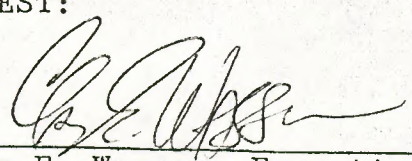
ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:45 P.M. (EST) on June 13, 1983 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By  Robert L. Thompson, Jr., President

By  Irwin C. Bandemer, Secretary

ATTEST:

  
Gary E. Wasson, Executive Director

ADOPTED: June 13, 1983



CERTIFICATE OF RECORDING OFFICER

I, Irwin C. Bandemer, the duly appointed, qualified,  
and acting Secretary of the Fort Wayne Redevelopment Commission,  
do hereby certify that the attached Resolution is a true  
and correct copy of a Resolution adopted at the Regular  
Meeting of the Fort Wayne Redevelopment Commission, Governing  
Body of the City of Fort Wayne, Department of Redevelopment,  
held on the 13 day of June, 1983 at 7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this  
13 day of June, 1983.

Irwin C. Bandemer, Secretary





# The City of Fort Wayne

July 1, 1983

Michael W. Black  
Larry R. Shirk  
5415 Distribution Drive  
Fort Wayne, IN 46825

Dear Sirs:

Enclosed please find resolution related to your application for tax abatement. This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment Department, 427-1227.

Sincerely,

Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 1